

## Technical Memo

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<b>Prepared for</b>	Cross River Rail Delivery Authority	<b>Attention to</b>	Daniel Gallagher Richard Clarke

## 1 Overview

The Cross River Rail Delivery Authority (CRRDA) is preparing a Development Scheme for the Roma Street Cross River Rail Priority Development Area (PDA) to support the Queensland Government's Cross River Rail Precincts Delivery Strategy (PDS) Roma Street Precinct Vision.

The PDA sets out a vision of Roma Street Precinct to be an extension of the CBD and Brisbane's gateway to jobs, tourism and recreation.

To facilitate the realisation of this potential, the Roma Street precinct focus will be on:

- The key arrival destination for the central CBD, and the western gateway to the City's premier cultural, leisure and entertainment offerings including a Potential Major Entertainment Arena (PMEA).
- Improved public realm and active transport connections to improve pedestrian movement and connections.
- Significant upgrades to State-owned station interchange for Cross River Rail (CRR), Brisbane Metro and bus services, including realignment of the Inner Northern Busway.

The Strategy sets out a Roma Street Precinct Intent, located at one of Brisbane's most significant city centre arrival points, has the opportunity to become a key economic and community hub through major redevelopment, reinvigorating heritage places, new public spaces and developing strong connections to nearby major Parkland and facilities.

Informing the PDA Development Scheme preparation process are infrastructure baseline assessments, one of which is concerned with community infrastructure. This specifically investigates current and projected provision of parks and open space and land for community facilities as per the Brisbane City Council Public Parks Network and Land for Community Facilities Network.

This Technical Note was been prepared in consultation with Brisbane City Council (BCC) (Parks and Community Facility Planning Divisions) and City Parkland Services.

This Technical Note provides a summary of current and future baseline infrastructure provision, the key findings of the community infrastructure assessment and resultant recommendations for consideration in the drafting of the PDA Development Scheme.

## 2 Catchment areas

To provide a suitable framework for the Community infrastructure baseline assessment, respective catchment areas were defined as presented in Map 01 and Map 02 provided in Appendix A.

The Neighbourhood catchment is the smallest area of assessment and encompasses the area within and immediately surrounding the PDA. It is designed to capture the characteristics of the area which would be most affected by what occurs within the PDA boundary. The Neighbourhood catchment for the Roma Street Precinct comprises a total of 17 mesh block areas as defined by the Australian Bureau of Statistics (ABS). The Neighbourhood catchment is depicted in Map 01 which also indicates existing provision of parks and community facilities (note that there are none currently within the Neighbourhood catchment).

The Local catchment includes the area surrounding the PDA and the Neighbourhood catchment. In defining the Local catchment, the accessibility standards of parks (within 750m for local recreation park) and community facilities (1km from a local level facility) have been considered along with connectivity with the other major inner-city parkland facilities of the Brisbane Botanic Gardens and South Bank Parklands. As depicted in Map 02; the Local catchment comprises the statistical geographies (SA2) of Brisbane City, Spring Hill and South Bank.

The purpose of the District catchment is to provide a contextual understanding and comparator for the neighbourhood and Local catchments. In addition to Brisbane City, Spring Hill and South Bank (which constitute the Local catchment), the District catchment includes:

- Fortitude Valley;
- Kelvin Grove- Herston;
- Red Hill;
- Paddington- Milton;
- West End;
- Newstead- Bowen Hills;
- Woolloongabba;
- Kangaroo Point.

Depiction of the Local and District catchments is provided in Map 02, which also indicates the existing provision of parks and land for community facilities.

### 3 Baseline Assessments

The baseline assessments presented in this Technical Note are based on the CRRDA Roma Street Precinct baseline development yields and staging assumptions - refer to Table 1. (Note that the existing 'Parklands' residential development is not included as there is no proposed alteration to this development as part of the PDA).

Table 1: Baseline Scenario- Development yields – Roma St Precinct/PDA

Stage	Estimated year	Total GFA (m <sup>2</sup> )	Total apartments	Total hotel rooms	Total persons	Total jobs
Pre-development state	Pre-2020	99,440	-	191	287	4,770
Stage 1	2025	-	-	-	-	-
Stage 2	2026	193,052	-	-	-	9,241
Stage 3	2031	303,406	1,244	357	2,936	12,153
Stage 4	2036	517,269	1,893	357	4,192	19,766

#### 3.1 Neighbourhood catchment

A summary of population and jobs data relating to the Neighbourhood catchment is provided in Table 2.

Table 2: Baseline Scenario- Resident Population and job predictions

	2020	2026	2026 (with development)	2036	2036 (with development)
Resident Population	3003	3,800	3,513	5,624	9,529
Jobs	37,440	42,534	47,005	48,966	63,962

##### Existing supply:

The total existing supply of trunk park in the Neighbourhood catchment equates to 2.4 ha, with Wickham Park and King Edward Park the only trunk parks- both being of type 'metropolitan recreation'.

There is an existing total of 1.8 ha of non-trunk park space, comprising E.E McCormick Park, Hardgrave Park, Observatory Park and a portion of Emma Miller Place. The remainder of Emma Place provides 0.64 ha of trunk urban commons.

A central feature of the Neighbourhood catchment is the Roma Street Parkland which is managed by City Parklands Services- a subsidiary company of BCC. Consisting of 9.8ha of dedicated park space, Roma Street Parklands is a multi-award winning example of an inner city feature park which provides a tourism attraction, a venue for community events along with recreational park space for surrounding residents and employees. Whilst not a "trunk" Council park, along with South Bank Parkland, for the purposes of this assessment Roma Street Parkland can be classified in its own category of "State Parkland", with a commensurate high level of embellishment being of state-wide significance.

The is no existing supply of land for community facilities in the Neighbourhood catchment.

Refer to Map 01 for a depiction of existing supply of parks in the Neighbourhood catchment.

*Future supply:*

As per the BCC Local Government Infrastructure Plan (LGIP) and Long Term Infrastructure Plan (LTIP), the only currently proposed future provision of parks and land for community facilities in the Neighbourhood catchment is that proposed as part of the CRR project and Roma Street Precinct Delivery Strategy.

Community infrastructure would be delivered both as part of the CRR Tunnel, Station & Development (TSD) delivery and through the realisation of future development opportunities within the broader PDA.

CRR TSD will involve delivery of the following community infrastructure (approximate estimates only):

- Roma Street Station Arrival Plaza- provision of 718m<sup>2</sup> of embellished (non-trunk) public realm space by 2025
- Herschel Street Pocket Park- provision of 699m<sup>2</sup> of embellished (non-trunk) scenic amenity/ corridor park by 2025
- Roma Street Streetscape Improvements (North)- provision of 362m of improved (non-trunk) landscape amenity along Roma Street by 2026
- Roma Street Streetscape Improvements (South)- provision of 240m of improved (non-trunk) landscape amenity along Roma Street by 2026

Community infrastructure proposed to be delivered within the broader PDA includes:

- A (potential) major sport, recreation and entertainment facility (PEMA)- provision of 57,096m<sup>2</sup> GFA of (State) community facility space by 2031
- Expanded Station Plaza (subject to constraints resolution)- provision of 2,450m<sup>2</sup> of embellished public realm/ urban commons space by 2031
- PMEA forecourt / Emma Miller Place forecourt and activated landscaped plaza - provision of 8,227m<sup>2</sup> of embellished public realm/ urban commons space by 2031
- Albert Street Green Spine where abuts the PMEA forecourt/ Emma Miller Place- provision of ~4,421m<sup>2</sup> of (trunk) Recreation Corridor Park by 2031
- PMEA streetscape improvements on Roma Street provision of ~1,084m<sup>2</sup> of improved (non-trunk) landscape amenity space by 2031
- Provide ~600-800m<sup>2</sup> (floor area) of multi-purpose community space, including community meeting rooms by 2031

These developments would result in the following additional provision by 2026:

- 0.07 ha of embellished public realm
- 0.07 ha of embellished non-trunk scenic amenity park
- 0.06 ha of improved non-trunk landscape amenity

By 2036 it would result in additional provision of the following:

- 0.44 ha of trunk recreation corridor park
- 1.07 ha of trunk urban commons
- 0.08 ha of trunk community facility space
- 1.89 ha of (State) community facility space
- 0.11 ha of improved non-trunk landscape amenity park



Table 3- Current and future predicted rates of provision

Community Infrastructure/ Type	Desired Standard of Service (BCC)	Current Provision of Service	Future (2026) Provision of Service	Proposed development (2026)	Future (2036) Provision of Service	Proposed Development (2036)
Local recreational park (trunk)	Access within 750m walk  0.8ha / 1,000P	100% of residents have access to park  0.0ha / 1,000P*	100% of residents have access to park  0.00ha / 1000P*	100% of residents have access to park  0.00ha / 1000P*	100% of residents have access to park  0.00ha / 1000P*	100% of residents have access to park  0.00ha / 1000P*
District and Metropolitan Park	Access to a park within 3km travel distance  1.6ha / 1,000P	100% of residents have access to park  0.79ha / 1,000P**	100% of residents have access to park  0.63ha / 1000P	100% of residents have access to park  0.68ha / 1000P	100% of residents have access to park  0.42ha / 1000P	100% of residents have access to park  0.29ha / 1000P
Sports Park	Access to a park within 3km travel distance  1.2 ha / 1,000P	100% of residents have access to park  Nil	100% of residents have access to park  Nil	100% of residents have access to park  Nil	100% of residents have access to park  Nil	100% of residents have access to park  Nil
Urban commons	Access within 750m walk Provision of 5+ urban commons area in the Principal Centre	100% of residents and employees have access  0.64ha (0.21ha/ 1,000P)	100% of residents and employees have access  0.64ha (0.16ha/ 1,000P)	100% of residents and employees have access  0.64ha (0.16ha/ 1,000P)	100% of residents and employees have access  0.64ha (0.11ha/ 1,000P)	100% of residents and employees have access  1.07ha (0.11ha/ 1,000P)
Land for Community Facilities Network	Local - 360 m <sup>2</sup> / 1000 persons 60m <sup>2</sup> / 1000 jobs (EP)	Supply: nil Indicative under supply: 1,464m <sup>2</sup>	Supply: nil Indicative under supply: 1,680m <sup>2</sup>	Supply: nil Indicative under supply: 1,608m <sup>2</sup>	Supply: nil Indicative under supply: 2,376m <sup>2</sup>	Supply: 800m <sup>2</sup> Indicative under supply: 3,088m <sup>2</sup>

\*Note 1: Roma Street Parkland includes approximately 98,000m<sup>2</sup> of recreational parkland. If recognised as providing equivalent of trunk local recreational park, the:

- current rate of provision is 3.26ha / 1,000P
- future (2026) rate of provision is 2.57ha / 1,000P (assumes growth of 4.0% pa)
- with Precinct development in 2026 (loss of 287 residents) rate of provision is 2.78ha/ 1,000P
- future (2036) rate of provision is 1.74ha/ 1,000P with Precinct development in 2036 (total addition of 3,905 residents) rate of provision is 1.02ha/ 1,000P (which exceeds the DSS of 0.8ha/1,000P)

\*\*Note 2: if Roma Street Parkland is recognised as providing equivalent of trunk district and metropolitan park, the:

- current rate of provision is 4.06ha/ 1,000P
- future (2026) rate of provision is 3.21ha/ 1,000P (assumes growth of 4.0% pa)
- with Precinct development in 2026 rate of provision is 3.47ha/ 1,000P
- future (2036) rate of provision is 2.16ha/ 1,000P
- with Precinct development in 2036 (additional of 3,905 residents) rate of provision is 1.31ha/ 1,000P (which is 0.29ha less than the DSS of 1.6ha/1,000P)

### 3.2 Local catchment

A summary of population and jobs data relating to the Local catchment is provided in Table 4.

Table 4- Resident Population and job assumptions

	2020	2026	2026 (with development)	2036	2036 (with development)
Resident Population	23,476	34,930	34,643	52,943	57,549
Jobs	216,385	242,161	246,632	280,210	295,206

#### Existing supply:

A majority of park supply in the Local catchment, which constitutes inner city Brisbane, is classified as district or metropolitan park. Supply of local recreation park is limited to Terrace Street Park (0.04 ha) in Spring Hill and Alexander Smith Park (0.8 ha) and Jolly Place Park (0.9 ha) in South Brisbane.

The City Botanic Gardens (18.1 ha) provides a major source of district and metropolitan park along with Kangaroo Point Cliffs Park (65.4 ha) and Musgrave Park (50.5 ha). Whilst not including by BCC as part of the Brisbane City Parks network, Southbank Parkland is an iconic park facility which is an inner city recreational and tourism hub. It provides approximately 14 ha of highly embellished park space. As discussed above, for the purposes of this assessment and along with Roma Street Parkland, South Bank Parkland can be classified in its own category of "State Parkland". Sports park provision in the Local catchment is relatively constrained, limited to the tennis court, aquatic centre and playing field portions of Victoria Park (0.6 ha) in Spring Hill and the aquatic centre, courts and playing fields portion of Musgrave Park (0.45 ha) in South Brisbane.

There are six existing urban commons in the Local catchment (Anzac Square, Cathedral Square, Emma Miller Place, King George Square, Post Office Square and Admiralty Towers) providing a total of 33.5 ha.

There are a range of principal level community infrastructure across the Local catchment area which are on designated land for community facilities. These include the Gallery of Modern Art, Queensland Museum, Queensland State Library, Brisbane Square Library, Brisbane Riverstage performance venue and the Jagera Community Hall in South Brisbane.

*Future supply (in addition to that listed under the Neighbourhood catchment)*

As outlined in the BCC City Plan 2014 LGIP, future provision of parks in the Local catchment to 2026 is limited to 0.30 ha of local recreation park and 1.0 ha of district recreation park- both of which are in South Brisbane. There is no planned park provision within the Local catchment listed in the LTIP.

With regard to land for community facilities, there is no planned future provision identified in the LGIP 2016-2026); however, in the LTIP (2026- 2036), in South Brisbane there are plans for provision of a Principal Indoor Sports Centre (1.2 ha) and a district community arts centre (0.4 ha). Refer to Map 04 for depiction of proposed parks and land for community facilities in the Local and District catchments.

*Table 5- Local catchment: Current and future predicted rates of provision*

Community Infrastructure/ Type	Desired Standard of Service	Current Provision of Service	Future (2026) Provision of Service	Proposed development (2026)	Future (2036) Provision of Service	Proposed Development (2036)
Local recreational park (trunk)	Access within 750m walk (Local and district recreation park)  1.4ha / 1,000P	100% of residents have access to park  0.009ha / 1,000P *	100% of residents have access to park  0.006ha / 1000P*	100% of residents have access to park  0.006ha / 1000P*	100% of residents have access to park  0.004ha / 1000P*	100% of residents have access to park  0.03ha / 1000P*
District and Metropolitan Park	Access to a park within 3km travel distance  1.6ha / 1,000P	100% of residents have access to park  1.77ha / 1,000P**	100% of residents have access to park  1.19ha / 1000P**	100% of residents have access to park  1.20ha / 1000P**	100% of residents have access to park  0.79ha / 1000P**	100% of residents have access to park  0.73ha / 1000P**
Sports Park	Access to a park within 3km travel distance  1.2ha / 1,000P	100% of residents have access to park  0.04ha / 1,000P	100% of residents have access to park  0.03ha / 1,000P	100% of residents have access to park  0.03ha / 1,000P	100% of residents have access to park  0.02ha / 1,000P	100% of residents have access to park  0.02ha / 1,000P
Urban commons	Access within 750m walk Provision of 5+ urban commons area in the	100% of residents and employees have access  33.5ha	100% of residents and employees have access  33.5ha	100% of residents and employees have access  33.5ha	100% of residents and employees have access  33.5ha	100% of residents and employees have access  34.6ha

Community Infrastructure/ Type	Desired Standard of Service	Current Provision of Service	Future (2026) Provision of Service	Proposed development (2026)	Future (2036) Provision of Service	Proposed Development (2036)
	Principal centre	(1.42 / 1000P)	0.95ha / 1000P)	0.97ha / 1000P)	(0.63ha/ 1,000P)	(0.61ha/ 1,000P)
Land for Community Facilities Network	2,116 m <sup>2</sup> / 1000 persons-residential 260m <sup>2</sup> / 1000 jobs (EP)	Demand= 56,642m <sup>2</sup> Supply 89,400m <sup>2</sup> Indicative over supply: 32,758m <sup>2</sup>	Demand= 81,570m <sup>2</sup> Supply 89,400m <sup>2</sup> Indicative over supply: 7,830m <sup>2</sup>	Demand= 81,196m <sup>2</sup> Supply 89,400m <sup>2</sup> Indicative over supply: 8,204m <sup>2</sup>	Demand= 120,880m <sup>2</sup> Supply 89,400m <sup>2</sup> Indicative under supply: 31,480m <sup>2</sup>	Demand= 131,108m <sup>2</sup> Supply 90,200m <sup>2</sup> Indicative under supply: 39,908m <sup>2</sup>

\*Note 3: If Roma Street Parkland and South Bank Parkland are recognised as serving providing equivalent of trunk local recreational park, the:

- current rate of provision for trunk local recreational park is 1.15ha/ 1,000P
- future (2026) rate of provision is 0.77ha/ 1,000P (assumes growth of 4.0% pa)
- with Precinct development in 2026 the rate of provision is 0.78ha/ 1,000P
- future (2036) rate of provision is 0.51ha/ 1,000P
- with Precinct development in 2036 (additional of 3,905 residents) rate of provision is 0.48ha/ 1,000P

\*\*Note 4: if Roma Street Parkland and South Bank Parkland is recognised as providing equivalent of trunk district and metropolitan park, the:

- current rate of provision is 2.92ha/ 1,000P
- future (2026) rate of provision is 1.97ha/ 1,000P (assumes growth of 4.0% pa)
- with Precinct development in 2026 rate of provision is 1.98ha/ 1,000P
- future (2036) rate of provision is 1.29ha/ 1,000P
- with Precinct development in 2036 (additional of 3,905 residents) rate of provision is 1.20ha/ 1,000P

### 3.3 District catchment

A summary of population and jobs data relating to the District catchment is provided in Table 6.

Table 6- Population and job predictions

	2020	2026	2026 (with development)	2036	2036 (with development)
Resident Population	135,539	171,501	171,244	253,863	257,773
Jobs	362,826	392,006	396,477	444,892	459,888

#### Existing supply

Across the District catchment there is a total of:

- 15.5 ha of local recreation park
- 116.8 ha of district and metropolitan park
- 63.1 ha of sports park

Note that Victoria Park provides a key source of Sport park and District recreation park in the catchment. BCC is currently advancing the redevelopment of Victoria Park, however at the time of this assessment the project was not far enough advanced to provide detail in terms of changes in the rate of provision of specific park categories. However, it is likely the redevelopment will deliver increased provision of trunk Metropolitan general recreation parkland (addition of approximately 3.5ha) and decreased provision of trunk Sport park (decrease of approximately 6ha).

In terms of land for community facilities there are a total of 36 sites with a combined land provision of 24.1 ha.

#### Future supply (in addition to that listed under the neighbourhood and Local catchments)

Future provision of parks in the District catchment as outlined in the BCC City Plan 2014 LGIP (2016- 2026) includes 0.30 ha in Herston, 0.18 ha in Woolloongabba and an additional total of 3.48 ha across six sites in West End, most of which are proposed local recreation park space. In the LTIP (2026- 2036) there are two sites parks proposed totalling 0.8ha.

With regard to land for community facilities, there is the planned provision of additional library and community centre space (0.18 ha) in West End identified in the LGIP (2016- 2026); whilst in the LTIP (2026- 2036), there are only the two sites in South Brisbane as listed under the District catchment.

Table 7- Current and future predicted rates of provision

Community Infrastructure/ Type	Desired Standard of Service	Current Provision of Service	Future (2026) Provision of Service	Proposed development (2026)	Future (2036) Provision of Service	Proposed Development (2036)
Local recreational park (trunk)	Access within 750m walk (Local and district recreation park)	100% of residents have access to park  0.12ha / 1,000P	100% of residents have access to park	100% of residents have access to park  0.09ha / 1000P	100% of residents have access to park  0.06ha / 1000P	100% of residents have access to park  0.06ha / 1000P

Community Infrastructure/ Type	Desired Standard of Service	Current Provision of Service	Future (2026) Provision of Service	Proposed development (2026)	Future (2036) Provision of Service	Proposed Development (2036)
	1.4ha / 1,000P		0.09ha / 1000P			
District and Metropolitan Park	Access to a park within 3km travel distance	100% of residents have access to park	100% of residents have access to park	100% of residents have access to park	100% of residents have access to park	100% of residents have access to park
	1.6ha / 1,000P	0.86ha / 1,000P*	0.68ha / 1000P*	0.68ha / 1000P*	0.45ha / 1000P*	0.44ha / 1000P*
Sports Park	Access to a park within 3km travel distance	100% of residents have access to park	100% of residents have access to park	100% of residents have access to park	100% of residents have access to park	100% of residents have access to park
	1.2ha / 1,000P	0.46ha / 1,000P	0.37ha / 1,000P	0.37ha / 1,000P	0.24ha / 1,000P	0.24ha / 1,000P
Land for Community Facilities Network	2,116 m <sup>2</sup> / 1000 persons-residential 260m <sup>2</sup> / 1000 equivalent persons	Demand= 298,391m <sup>2</sup> Supply 241,400m <sup>2</sup> Indicative under supply: 56,991m <sup>2</sup>	Demand= 375,417m <sup>2</sup> Supply 241,400m <sup>2</sup> Indicative under supply: 134,017m <sup>2</sup>	Demand= 375,022m <sup>2</sup> Supply 241,400m <sup>2</sup> Indicative under supply: 133,622m <sup>2</sup>	Demand= 551,385m <sup>2</sup> Supply 241,400m <sup>2</sup> Indicative under supply: 309,985m <sup>2</sup>	Demand= 560,134m <sup>2</sup> Supply 242,200m <sup>2</sup> Indicative under supply: 317,934m <sup>2</sup>

## 4 Overview of Key Findings

Regarding the assessment of existing and predicted future provision of parks and open space and land for community facilities against applicable desired standards of service, in the Neighbourhood catchment:

- There is no existing provision of Local recreation park or Sports park or Land for community facilities;
- There is constrained existing provision of District and metropolitan park (0.79ha / 1,000P); however, if Roma Street Parkland is also considered as contributing to supply, the rate of provision (4.06ha/ 1,000P) is far higher than the DSS (1.6 Ha/ 1,000P)
- Development of the PDA would serve to increase the supply of trunk district recreation corridor park; however full development (2036) would result in a reduction in the comparative rate of provision of district park to 0.29ha / 1,000P (without including Roma Street Parkland) and 1.31 ha / 1,000P (including Roma Street Parkland)
- Development of the PDA would increase the supply of Urban commons- from 0.64ha (current) to 1.07ha (2036) with development of Roma Street Station Arrival Plaza, PMEA forecourt / Emma Miller



Place forecourt and Expanded Station Plaza; which would serve to maintain the rate of provision in 2036 at 0.11 ha/ 1,000P

- There is no existing provision of land for community facilities. Development of the PDA proposes minimum provision of 600m<sup>2</sup> - 800m<sup>2</sup> GFA for multi-purpose space, including community meeting rooms. This provision accords with the EDQ PDA Guideline no. 11- Community facilities associated with a population trigger of 2,000 – 3,000 persons, which is anticipated to be delivered in partnership with PDA development by 2031 (addition of an estimated 2,669 residents). Provision of a 600m<sup>2</sup> - 800m<sup>2</sup> GFA community facility would also meet indicative demand generated by the ultimate (2036) number of additional residents (3,905) and jobs (14,876) generated within the PDA

In the Local catchment:

- There is a very limited existing supply of local recreation park and sports park
- There is relatively high level of provision of district and metropolitan park - 1.77ha / 1,000P currently, reducing to 1.20ha / 1,000P in 2026 with the development.
- If Roma Street Parkland and Southbank Parkland are recognised as contributing to supply of district park, the current rate of supply is 2.92ha/ 1,000P, falling to 1.20ha/ 1,000P with full development of the PDA
- There is a relatively high level of provision of land for community facilities with a broad array of principal level infrastructure
- Development of the PDA would have little effect on the overall demand for provision of parks and land for community facilities against applicable DSS in the Local catchment

In the District catchment:

- There are very low rates of provision of local recreation park across the District catchment
- Rates of district/ metropolitan park and sports park are higher (than rates of local recreation park); however, remain substantially below the DSS rates of provision
- Which there is substantial provision of land for community facilities, (24.1 ha), with continued projected population growth and little planned additional supply, this only equates to approximately 55% of demand by 2036
- Development of the PDA would have negligible effect on the overall demand for provision of parks and land for community facilities against applicable DSS in the District catchment

In consultation with BCC and City Parklands, several opportunities offered by the PDA were identified including:

- Improved connectivity between the three major inner-city park facilities- Roma Street, Botanic Gardens and Southbank Parkland;
- Greater connectivity and accessibility to the existing parks and green spaces within the immediate area is also a key opportunity - particularly the connectivity between Roma Street Parkland, Albert Street and Wickham Park. This would include enhancement of the Albert Street Green Spine and connectivity between Ann and Turbot Street – a key connector between the city and the PMEA development site;
- There is an opportunity to increase patronage and use of Roma Street Parkland through improved connectivity - a key requirement is improved access through from Roma Street which currently requires access through the station;
- There is an opportunity to advance the development of Albert Street Green Spine north of Turbot Street. There is a further opportunity to achieve integrated and complementary outcomes with future BCC investment in Wickham Park including enhanced accessibility of Wickham Park from the Albert Street Green Spine;
- Regarding the interface between the PDA and Hardgrave Park there is an opportunity to achieve integrated and complementary outcomes with future BCC investment in Hardgrave Park, which would complement the outcomes of the City West Neighbourhood Plan;
- Whilst the final form of Emma Miller Place is contingent upon the PMEA, there is an opportunity through the PDA to enhance the utility of Emma Miller Place whilst retaining its cultural significance as a community meeting and launching space for lawful public protest;

- Regarding community facility hubs, a potential opportunity may include locating this type of facility medium to longer term in the “Activity Centre” redevelopment or FOSD Roma St frontage development. Council’s needs / gap analysis would assist in informing these types of outcomes. A statement of intent could potentially be included in the Development Scheme Implementation Strategy;
- Establishment of a major entertainment facility within the PDA would provide a significant cultural asset and act as a catalyst to revitalisation and appeal of the city centre as a destination. There is an opportunity to add provisions which facilitate the wider use this facility, including meeting rooms, for general community activities at an affordable rate;
- PDAs potentially provide an opportunity to respond to housing affordability and diversity. The inclusion of housing at Roma Street station in Brisbane CBD potentially provides a key opportunity to provide for affordable and diverse range of housing needs. A key component is providing housing that meets the needs of a diverse population including key worker housing and community managed housing.

## 5 Summary of Recommended PDA Outcomes

With respect to the provision of parks, considering the high levels of quality park and open space areas provided by Roma St Parkland along with BCC’s proposed enhancements to Victoria Park and Green Spine, the PMEA Emma Miller Place public realm enhancements, and TSD Roma Street Station Plaza and potential expansion, Herschel Street Pocket Park, it is concluded that no further parks investments beyond these are recommended to incorporated into the Roma St PDA.

It is recommended that there be ongoing engagement of BCC and City Parkland Services regarding the interface between the PDA boundary and surrounding parks including Roma Street Parkland, Wickham Park, Emma Miller Place and Hardgrave Park.

Regarding community facilities, it is recommended that the opportunity be provided in the PDA for the inclusion of dedicated space for further community facilities infrastructure. It is recommended that the specific form of community facility be informed by the network planning for the community facilities network being undertaken by BCC. It is further recommended that the facility be centrally located in the PDA, in a visible and highly accessible location with potential site options including the potential redevelopment of the existing Roma Street Parkland Administrative Building (near the Coach Terminal) or re-purposing of the Roma Street Heritage Station Building. The trigger for provision of the facility is residential growth within the PDA of (capacity for) an additional 2,500 residents, which is planned to occur by 2031.

Overall it is recommended that the community infrastructure as outlined in Table 8 below and depicted in Map 3.0 in Appendix A; be delivered through the PDA.

*Table 8- Proposed community infrastructure- Roma Street PDA*

Item	Map reference	Area (m2)	Other Metrics	Category	Indicative Delivery date
Roma Street Station Arrival Plaza	PC02	718	n/a	Embellished public realm	2025
Herschel Street pocket park	PC01	699	n/a	Non trunk scenic amenity park	2025
Roma St streetscape improvements	PC06 (N)	n/a	362m	Non trunk landscape amenity improvement	2025 Part a (2025) Part b (2026)

Roma Street streetscape improvements	PO6 (S)	n/a	240m	Non trunk landscape amenity improvement	2036
Multi-purpose community space*- potential site options include the Parkland Administrative Building or redevelopment of the Roma Street Heritage Building	PC04	600- 800 GFA	2,500 residents	Trunk community facility opportunity	2031
PMEA	PC08	57,096 GFA	17,000 seats (indicative)	State community facility opportunity	2031
Expanded station plaza	PC05	2,450	n/a	Trunk urban commons	2031
PMEA forecourt/ Emma Miller Place	PC03	8,227	n/a	Trunk urban commons	2031
Albert Street Green Spine	PC07	4,421	413m	Trunk recreation Corridor Park	2031
PMEA Streetscape improvements	PC09	1,084	217m	Non trunk landscape amenity improvement	2031

\*Including community meeting rooms

These developments would result in the following additional provision of community infrastructure:

- 0.07 ha of embellished public realm
- 0.07 ha of embellished non-trunk scenic amenity park
- 0.06 ha of improved non-trunk landscape amenity
- 0.44 ha of trunk recreation corridor park
- 1.07 ha of trunk urban commons
- 0.18 ha of trunk community facility space
- 1.89 ha of (State) community facility space
- 0.11 ha of improved non-trunk landscape amenity park

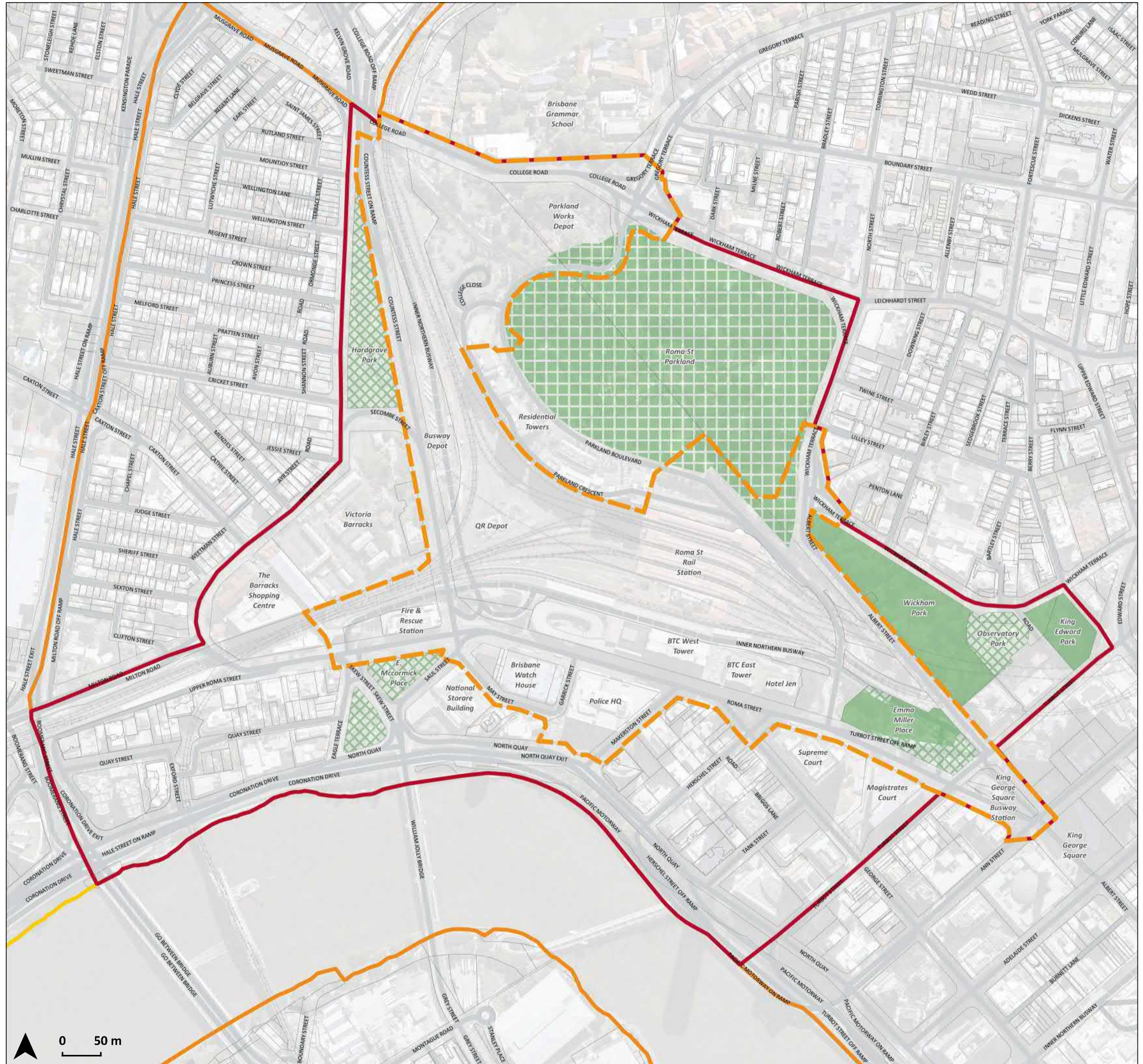


Roma Street Cross River Rail Priority Development Area  
Neighbourhood Catchment Analysis

Map 01  
Neighbourhood catchment- Existing parks and land for community facilities

Legend

- PDA Boundary
- Neighbourhood Catchment
- Local Catchment
- District Catchment
- Existing Trunk Park
- Existing Non-Trunk Park
- Existing State Parkland (Public Access Areas Only)
- Roads
- Transit
- Rail (inc CRR)
- Lot Boundary



Data Sources  
QLD Government 2020, Brisbane City Council 2020

Disclaimer  
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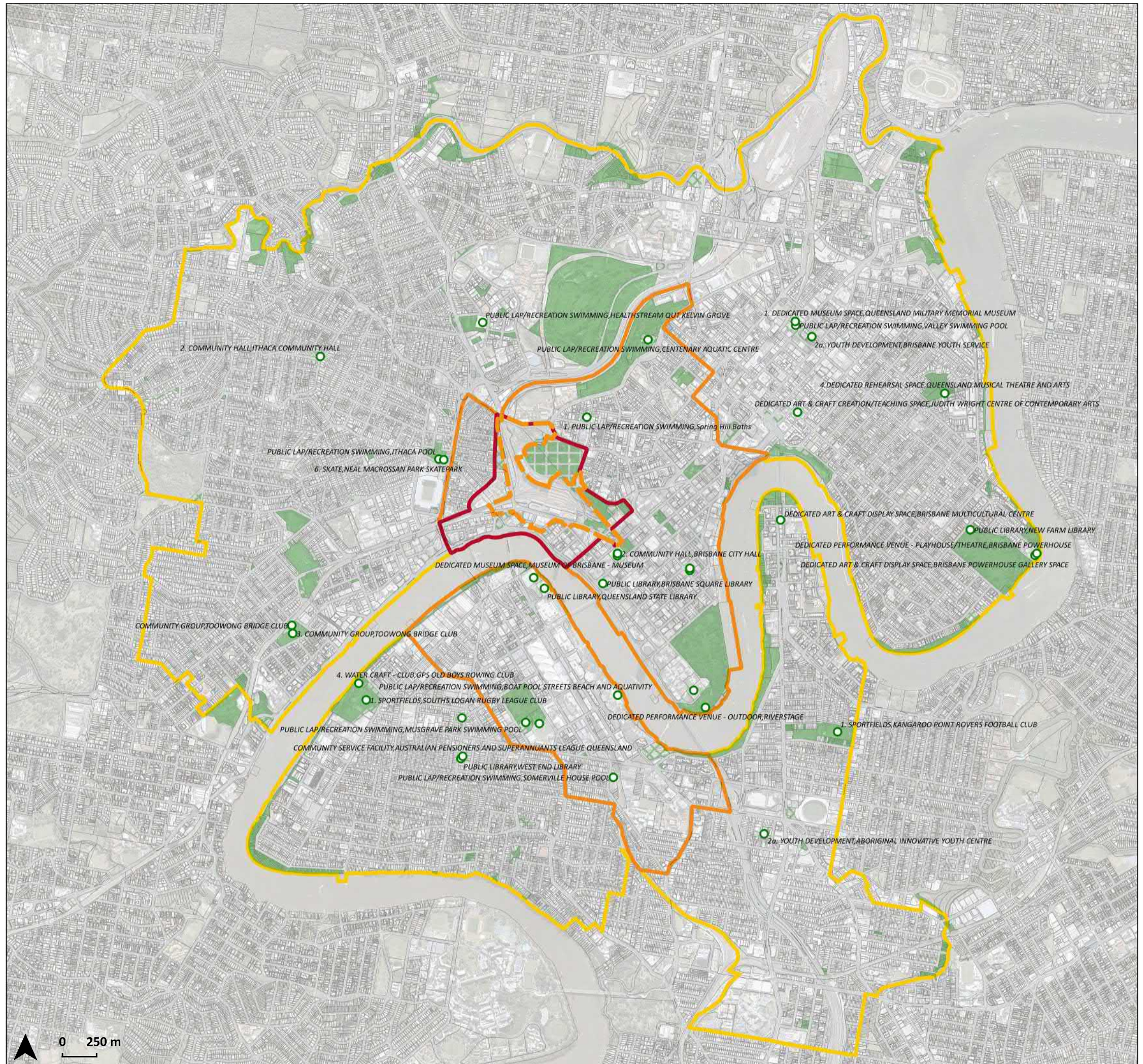


Roma Street Cross River Rail Priority Development Area  
 Precinct Community Infrastructure Analysis

Map 02  
 Local and District catchments - Existing parks and land for community facilities

Legend

- PDA Boundary
- Neighbourhood Catchment
- Local Catchment
- District Catchment
- Existing Community Facility
- Existing Trunk Park
- Existing Non-Trunk Park
- Existing State Parkland (Public Access Areas Only)
- Roads
- Rail (inc CRR)
- Lot Boundary



Data Sources  
 QLD Government 2020, Brisbane City Council 2020

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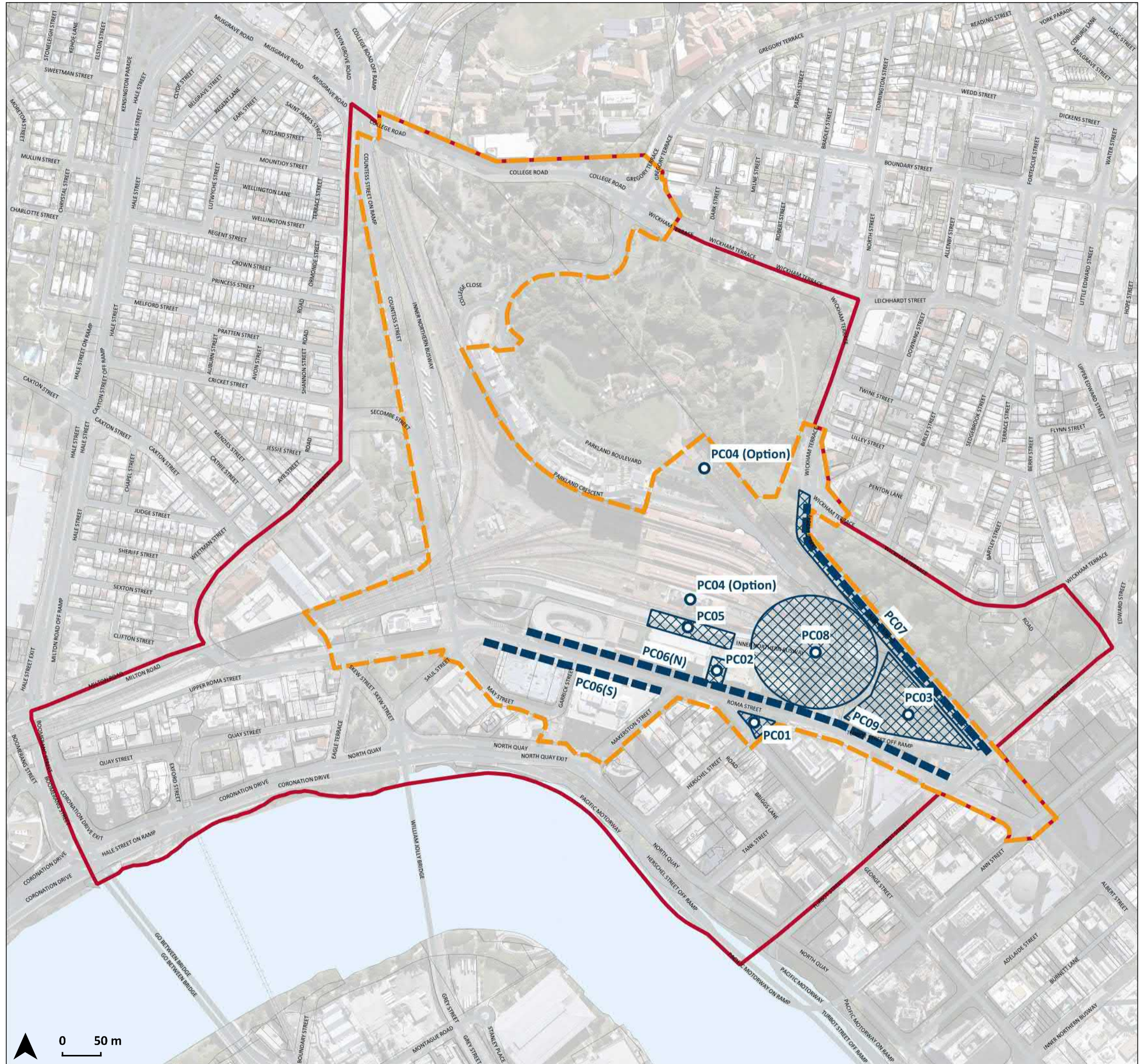


Roma Street Cross River Rail Priority Development Area  
 Precinct Community Infrastructure Analysis

Map 03  
 Parks and community facilities- Future provision  
 (Neighbourhood catchment)

Legend

- PDA Boundary
- Neighbourhood Catchment
- Project
- Project
- Approx Footprint of Project
- Roads
- Transit
- Rail (inc CRR)
- Lot Boundary



Data Sources  
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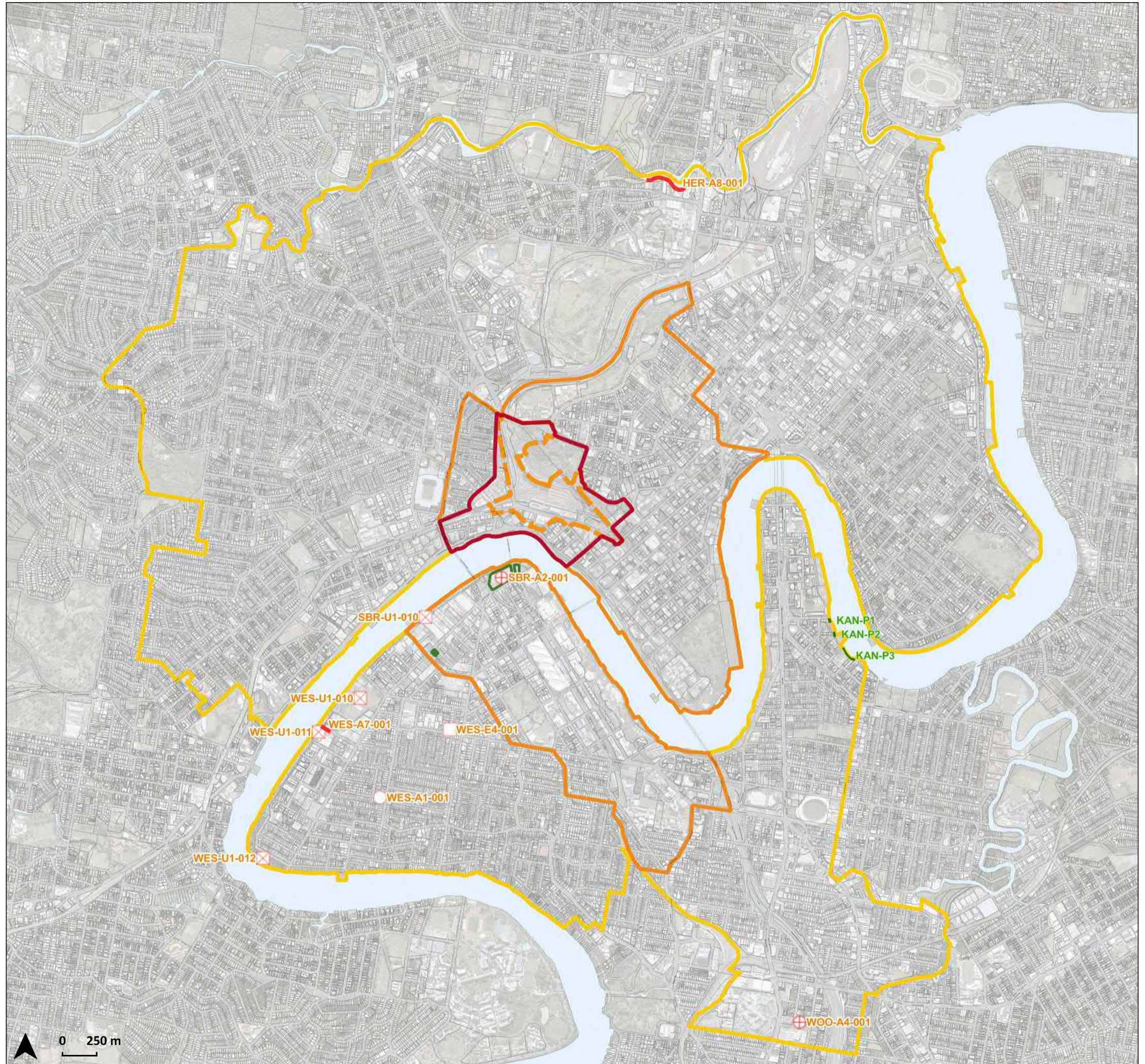


**Roma Street Cross River Rail Priority Development Area  
Precinct Community Infrastructure Analysis**

**Map 04  
Parks and community facilities- Future provision  
(Local and District catchments)**

**Legend**

- PDA Boundary
- Neighbourhood Catchment
- Local Catchment
- District Catchment
- Future Park Acquisition (Specific)
- Future Park Acquisition (Indicative)
- Future Park Upgrade (Specific)
- Future Park Embellishment (Specific)
- Future Corridor Link (Specific)
- Future Community Purpose Corridor Link (Specific)
- Future Community Purpose Acquisition
- Roads
- Rail (inc CRR)
- Lot Boundary



Data Sources  
QLD Government 2020, Brisbane City Council 2020

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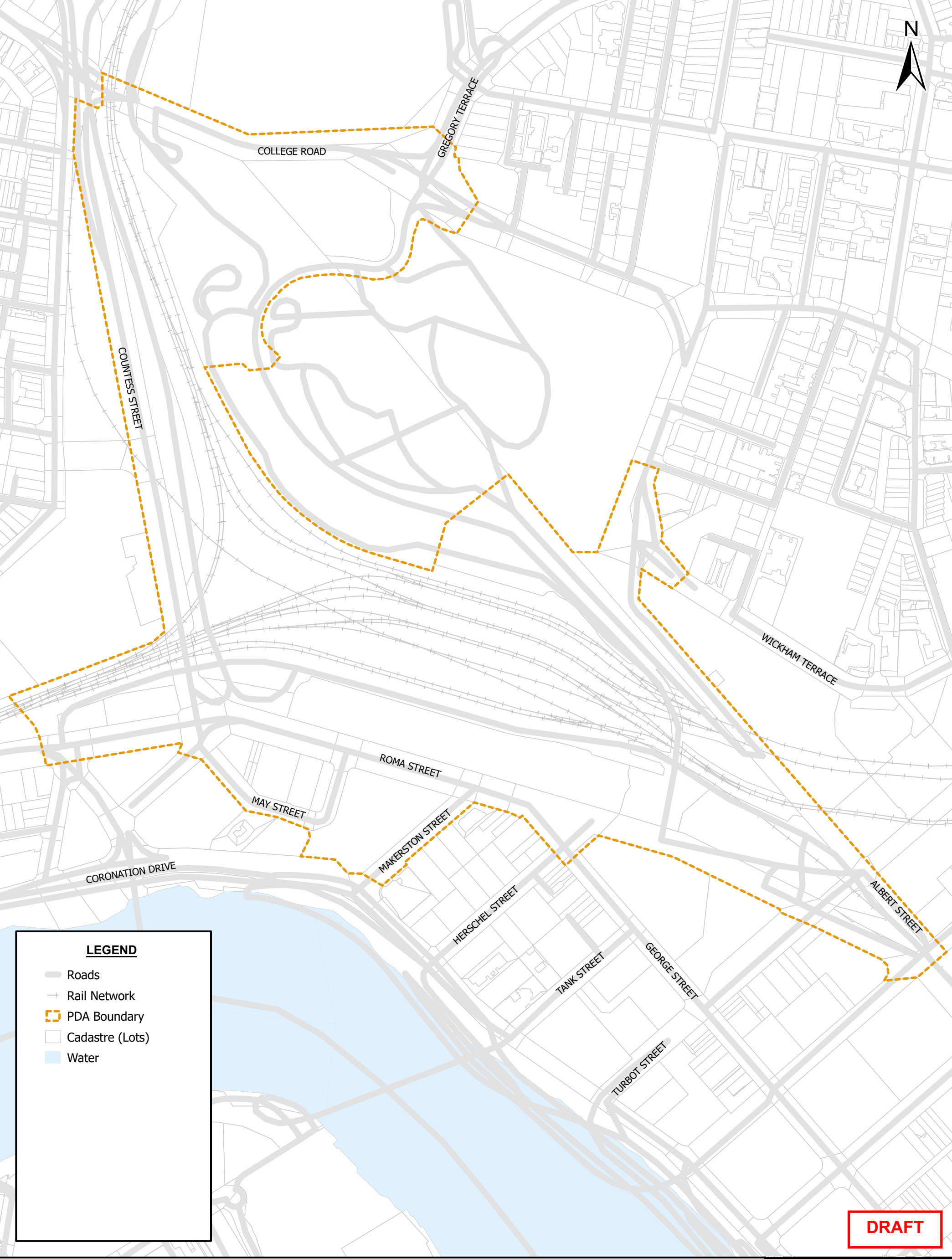
**Map 04- Future provision of parks and community facilities**

Identifier on Map	Facility type	Project description	Area
HER-A8-001	District Recreation Corridor Park	Acquire and embellish land to provide District Recreation Corridor Park	0.30
SBR-A2-001	Local recreational park	Acquire and embellish land to provide Local recreational infrastructure	0.30
SBR-A2-001	District recreational park	Acquire and embellish land to provide District recreational park	1.00
SBR-U1-010	Metropolitan recreational park upgrade (not new)	Upgrade existing park infrastructure to the value of \$1m+ (Metropolitan)	2.32
WES-A1-001	Local recreational park	Acquire and embellish land to provide Local recreational park	0.50
WES-A7-001	Local recreation corridor park	Acquire and embellish land to provide Local recreation corridor park	0.05
WES-E4-001	Urban Common	Provide Urban commons infrastructure	0.10
WES-U1-010	District- upgrade	Upgrade existing park infrastructure to the value of \$1m+ (District)	5.75
WES-U1-011	Metropolitan upgrade	Upgrade existing park infrastructure to the value of \$1m+ (Metropolitan)	0.81
WES-U1-012	District upgrade	Upgrade existing park infrastructure to the value of \$1m+ (District)	2.02
WOO-A4-001	District urban commons	Acquire and embellish land to provide Urban commons	0.18
KAN-P2	District access/ recreation corridor park	Acquire and embellish land to provide District access/ recreation corridor park	0.01
KAN-P3	District access/ recreation corridor park	Acquire and embellish land to provide District access/ recreation corridor park	0.07
SBR-A2-001	Principal indoor sports centre	Land acquisition, basic site preparation and connection to services to provide	1.2
SBR-A2-001	District community arts centre	Land acquisition, basic site preparation and connection to services to provide	0.4

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# Appendix F Future Trunk Infrastructure Network Plans

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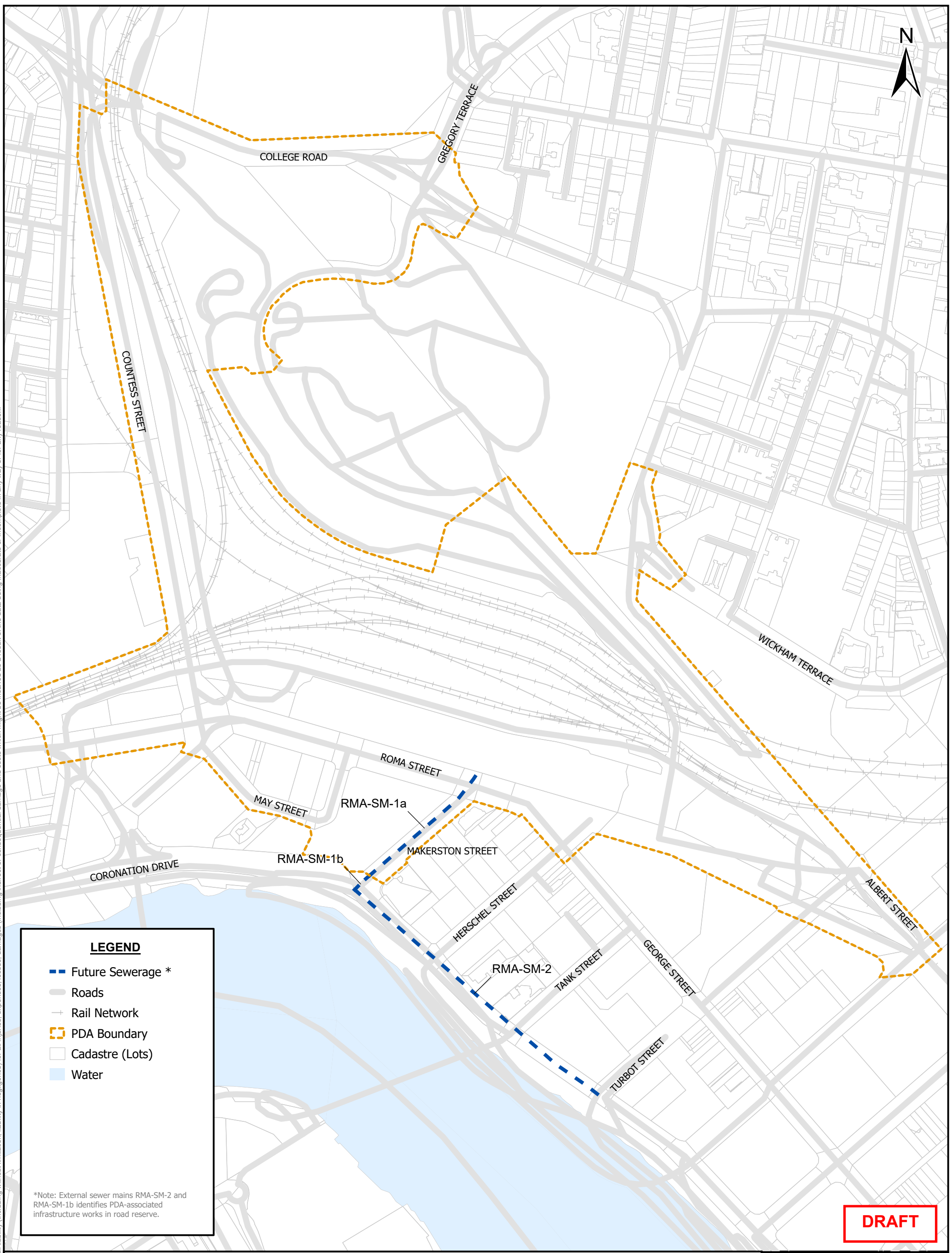
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# Map 01 Water Supply Future DCOP Trunk Infrastructure Plan

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4/11/2020  
REV 0



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**LEGEND**

- Future Sewerage \*
- Roads
- Rail Network
- PDA Boundary
- Cadastre (Lots)
- Water

\*Note: External sewer mains RMA-SM-2 and RMA-SM-1b identifies PDA-associated infrastructure works in road reserve.

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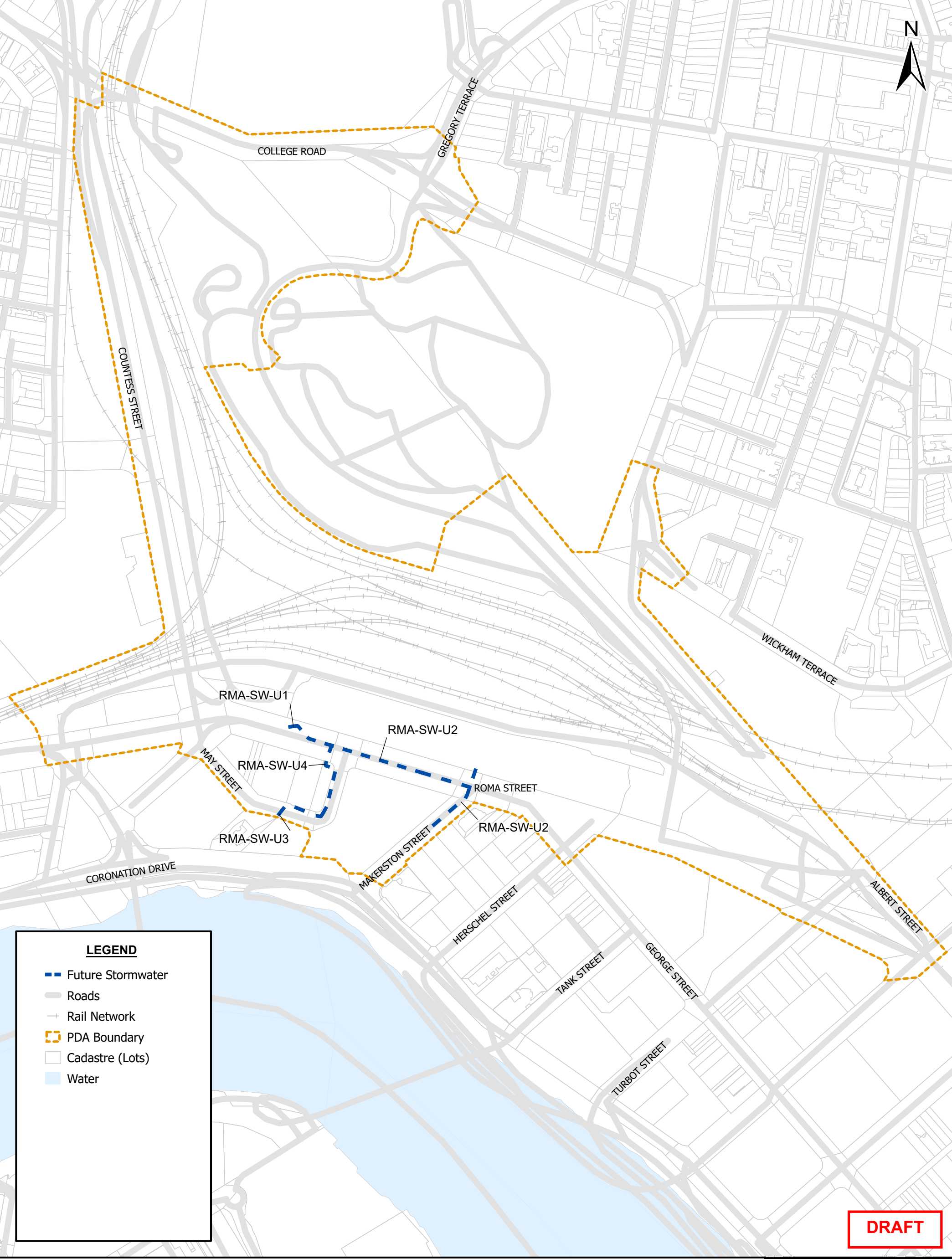
# Map 02 Wastewater Future DCOP Trunk Infrastructure Plan

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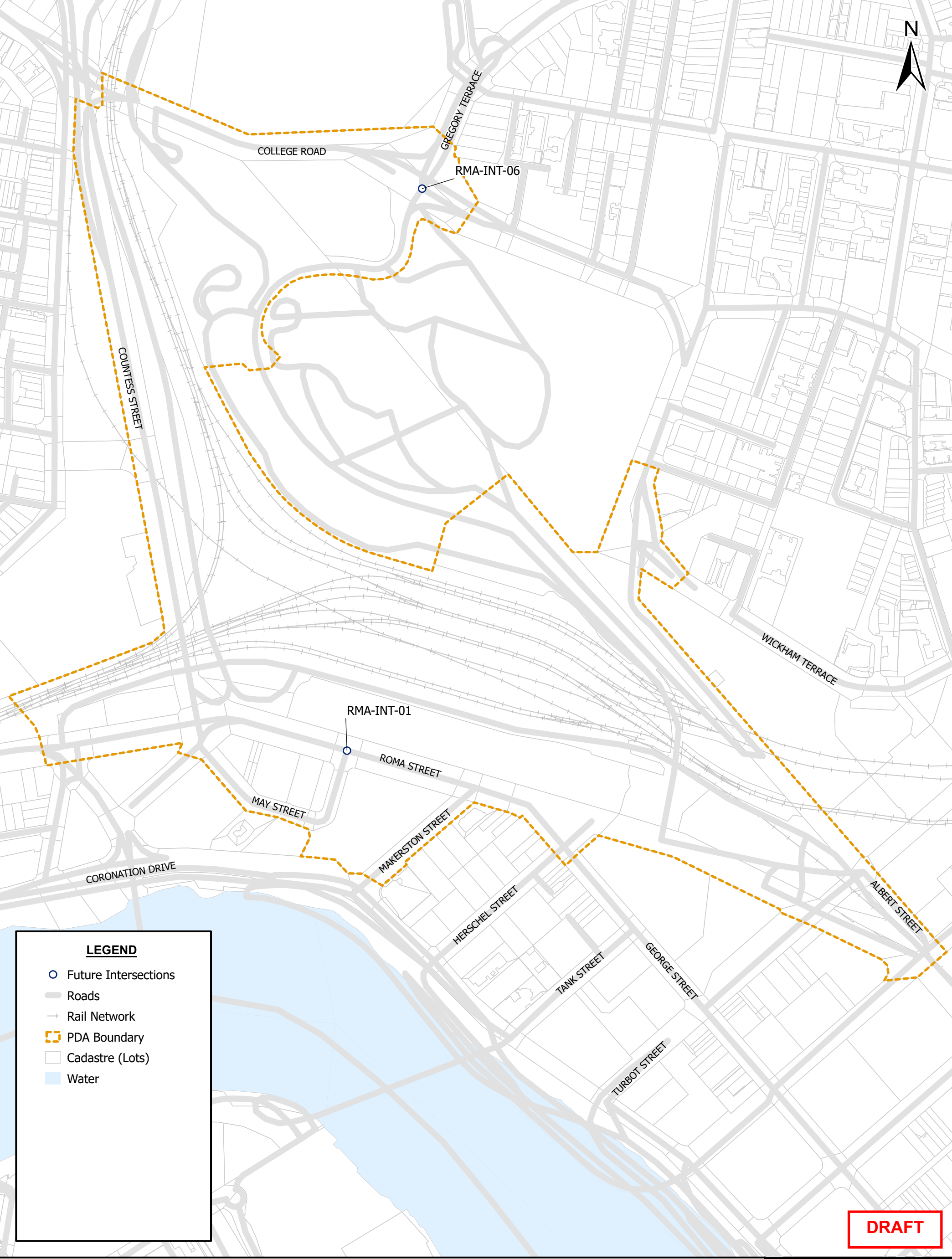
# Map 03 Stormwater Future DCOP Trunk Infrastructure Plan

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




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**LEGEND**

-  Future Intersections
-  Roads
-  Rail Network
-  PDA Boundary
-  Cadastre (Lots)
-  Water

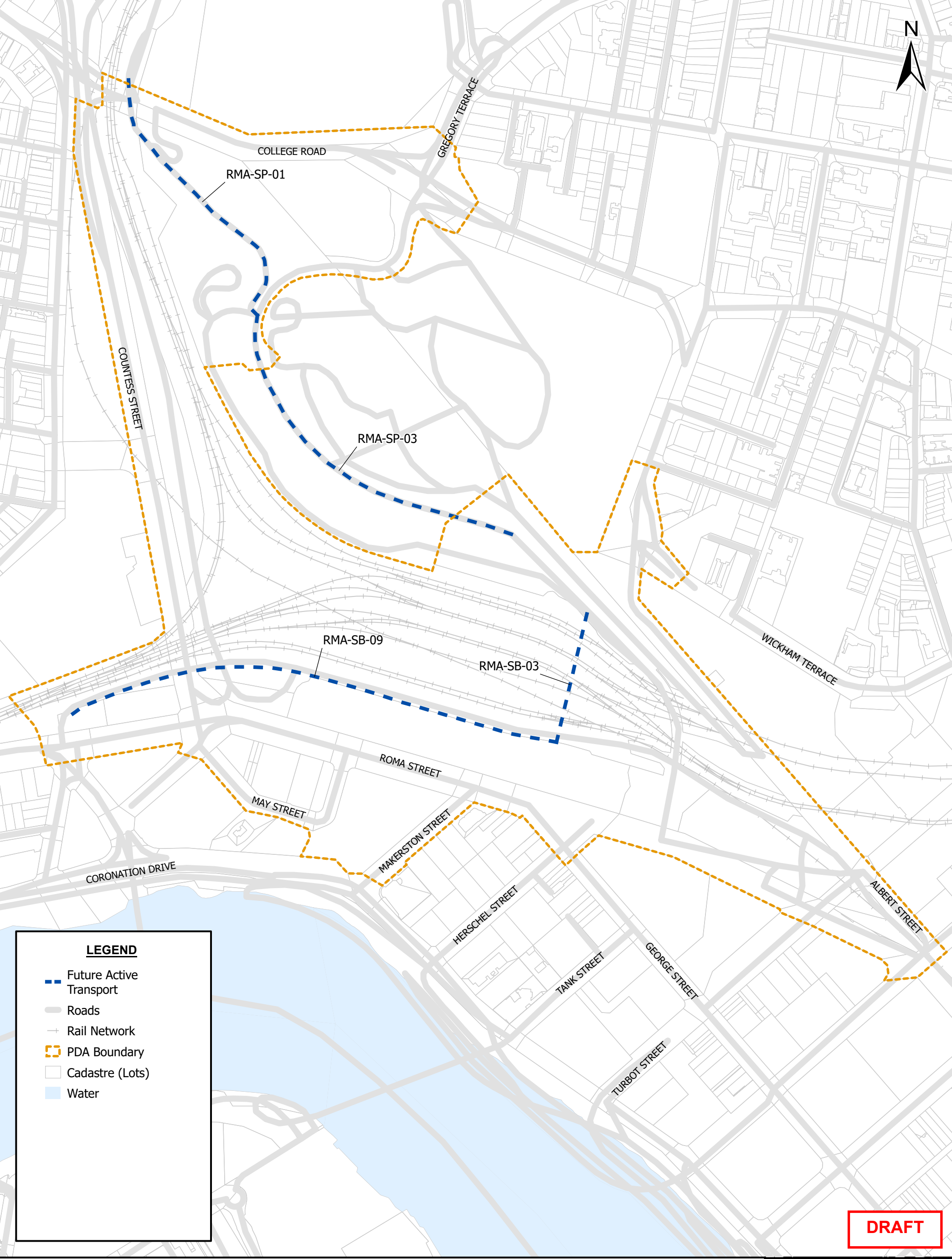
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# Map 04a Transport (Road) Future DCOP Trunk Infrastructure Plan







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**LEGEND**

-  Future Active Transport
-  Roads
-  Rail Network
-  PDA Boundary
-  Cadastre (Lots)
-  Water

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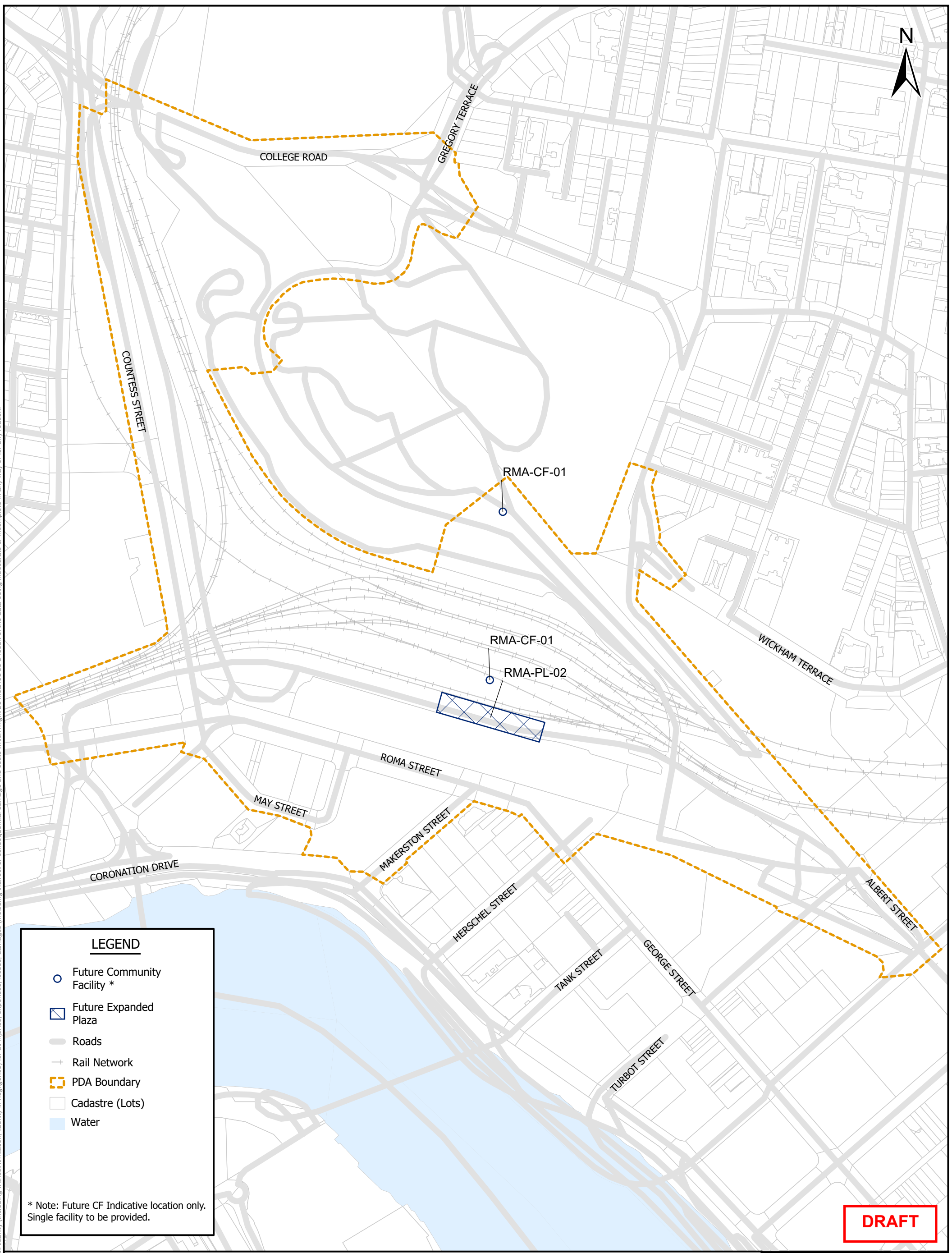
# Map 04b Transport (Active) Future DCOP Trunk Infrastructure Plan

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**LEGEND**

- Future Community Facility \*
- Future Expanded Plaza
- Roads
- Rail Network
- PDA Boundary
- Cadastre (Lots)
- Water

\* Note: Future CF Indicative location only. Single facility to be provided.

**DRAFT**

# Map 05 Parks and Community Facilities Future DCOP Trunk Infrastructure Plan

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# Appendix G Future Trunk Infrastructure Cost Schedules

## Appendix G - Detailed Infrastructure Schedule of Works – DCOP Trunk Infrastructure

**Table 1 - Schedule of future trunk infrastructure works – Water supply**

No infrastructure identified

**Table 2 - Schedule of future trunk infrastructure works – Sewerage**

DCOP ID	Map ref	Infrastructure type	Infrastructure Description	Pipe diameter (mm)	Pipe length (m)	Estimated timing	Land cost	Works base cost	Works on-costs	Works contingency	Total works cost	Trunk establishment cost	Internal / External	PDA apportioned cost (trunk)	Non-PDA apportioned establishment cost (trunk)
RMA-SM-1a	Map 2	Gravity Main	Augmentation of Makerston St Sewer (inside PDA)	400	153	2026 to 2031	\$0	\$1,111,541	\$188,962	\$520,201	\$1,820,704	\$1,820,704	Internal	\$1,820,704	\$0
RMA-SM-1b	Map 3	Gravity Main	Augmentation of Makerston St Sewer (outside PDA)	400	22	2026 to 2031	\$0	\$159,830	\$27,171	\$74,800	\$261,801	\$261,801	External	\$261,801	\$0
RMA-SM-2	Map 2	Gravity Main	Augmentation of North Quay Sewer	400	335	2026 to 2031	\$0	\$2,433,766	\$413,740	\$1,139,003	\$3,986,509	\$3,986,509	External	\$3,986,509	\$0
<b>TOTALS</b>							<b>\$0</b>	<b>\$3,705,137</b>	<b>\$629,873</b>	<b>\$1,734,004</b>	<b>\$6,069,014</b>	<b>\$6,069,014</b>		<b>\$6,069,014</b>	<b>\$0</b>

**Table 3 - Schedule of future trunk infrastructure works – Stormwater**

DCOP ID	Map ref	Infrastructure type	Infrastructure Description	Pipe diameter (mm)	Pipe length (m)	Estimated timing	Land cost	Works base cost	Works on-costs	Works contingency	Total works cost	Trunk establishment cost	Internal / External	PDA apportioned cost (trunk)	Non-PDA apportioned establishment cost (trunk)
RMA-SW-U1	Map 3	Culvert	Trunk main under Roma St	1800 x 1800	5.5	2026 to 2031	\$0	\$17,002	\$2,890	\$7,957	\$27,849	\$27,849	Internal	TBC	TBC
RMA-SW-U2	Map 3	Culvert	Trunk main under Roma St	2400 x 2400	248.5	2026 to 2031	\$0	\$768,164	\$130,588	\$359,501	\$1,258,253	\$1,258,253	Internal	TBC	TBC
RMA-SW-U3	Map 3	Pipe	Drainage system under Garrick St and May St	750	47.2	2031 to 2036	\$0	\$73,218	\$12,447	\$34,266	\$119,932	\$119,932	Internal	TBC	TBC
RMA-SW-U4	Map 3	Pipe	Drainage system under Garrick St and May St	900	82.0	2031 to 2036	\$0	\$127,340	\$21,648	\$59,595	\$208,582	\$208,582	Internal	TBC	TBC
<b>TOTALS</b>							<b>\$0</b>	<b>\$985,724</b>	<b>\$167,573</b>	<b>\$461,319</b>	<b>\$1,614,616</b>	<b>\$1,614,616</b>		<b>TBC</b>	<b>TBC</b>

Notes:

1. TBC – To be confirmed

**Table 4 - Schedule of future trunk infrastructure works - Transport**

DCOP ID	Map ref	Infrastructure type	Infrastructure Description	Length (m) Qty (ea)	Width (m)	Area (m²)	Estimated timing	Land cost	Works base cost	Works on-costs	Works contingency	Total works cost	Trunk establishment cost	Internal / External	PDA apportioned cost (trunk)	Non-PDA apportioned establishment cost (trunk)
<b>Intersections</b>																
RMA-INT-01	Map 4a	Intersection Works	Upgrades/new signalised intersection to Roma Street/ Garrick Street (realigned)/FOSD (I01)	1			2026 to 2031	\$0	\$1,088,276	\$141,476	\$491,901	\$1,721,652	\$1,721,652	Internal	\$1,721,652	\$0
RMA-INT-06	Map 4a	Intersection Works	Upgrades to Wickham Terrace/ College Avenue/ Gregory Terrace/ Parkland Boulevard (I06)	1			2031 to 2036	\$0	\$1,393,976	\$181,217	\$630,077	\$2,205,270	\$2,205,270	Internal	TBC	TBC
<b>Active Transport</b>																
RMA-SB-03	Map 4b	Pathway Bridge	A new pedestrian and cyclist skyway spanning over Roma Street Rail Line	150	5.5	825	2026 to 2031	\$0	\$16,500,000	\$2,805,000	\$3,861,000	\$23,166,000	\$23,166,000	Internal	\$23,166,000	\$0
RMA-SB-09	Map 4b	Pathway Bridge	A new pedestrian and cyclist skyway from Roma Street Parkland spanning over Countess Street	520	5.5	2860	2031 to 2036	\$0	TBC	TBC	TBC	TBC	TBC	Internal	TBC	TBC
RMA-SP-01	Map 4b	Shared Pathway	Normanby Cycleway upgraded as a separated route for pedestrians and cyclists	0	0	310	2031 to 2036	\$0	\$839,800	\$142,766	\$196,513	\$1,179,079	\$1,179,079	Internal	TBC	TBC
RMA-SP-03	Map 4b	On-Road Facilities	Parkland Boulevard - On-Road Facilities - Cycle Street upgrade	0	0	452	2031 to 2036	\$0	\$90,400	\$15,368	\$21,154	\$126,922	\$126,922	Mixed	TBC	TBC
<b>TOTALS (exc. TBC)</b>								<b>\$0</b>	<b>\$19,912,452</b>	<b>\$3,285,827</b>	<b>\$5,200,645</b>	<b>\$28,398,923</b>	<b>\$28,398,923</b>		<b>TBC</b>	<b>TBC</b>

Notes:

1. TBC – To be confirmed

**Table 5 - Schedule of future trunk infrastructure works – Parks and community facilities**

DCOP ID	Map ref	Infrastructure type	Infrastructure Description	Area (m²)	Estimated timing	Land cost	Works base cost	Works on-costs	Works contingency	Total works cost	Trunk establishment cost	Internal / External	PDA apportioned cost (trunk)	Non-PDA apportioned establishment cost (trunk)
<b>Public Realm</b>														
RMA-PL-02	Map 5	Metropolitan Urban Common	Expanded Roma Street Station Arrival Plaza	2,450	2026 to 2031	\$0	\$877,343	\$149,148	\$307,948	\$1,334,439	\$1,334,439	Internal	TBC	TBC
<b>Open Space</b>														
RMA-CF-01	Map 5	Community Facility	Multi-purpose CF space for 20 year lease (location to be confirmed)	800	2026 to 2031	TBC	\$0	\$0	\$0	\$0	\$0	Internal	TBC	TBC
<b>TOTALS</b>						<b>TBC</b>	<b>\$877,343</b>	<b>\$149,148</b>	<b>\$307,948</b>	<b>\$1,334,439</b>	<b>TBC</b>		<b>TBC</b>	<b>TBC</b>

Notes:

1. TBC – To be confirmed
2. Land cost includes cost of commercial leases



